



**Supplemental Financial Information
For the Quarter Ended March 31, 2025**



The Company's supplemental financial information and other data presented herein speaks only as of the date or period indicated (or as of the date posted, as the case may be), and the Company does not undertake any obligation, and disclaims any duty, to update any of this information. The Company's future financial performance is subject to various risks and uncertainties that could cause actual results to differ materially from expectations. The factors that could affect the Company's future financial results are discussed more fully in our reports filed with the SEC. Readers are advised to refer to these reports for additional information concerning the Company. Readers are also advised that the Company's historical performance may not be indicative of future results. In addition, the information contained herein does not constitute an offer to sell or a solicitation to buy any of the Company's securities.

CoreCivic, Inc.

Supplemental Financial Information For the Quarter Ended March 31, 2025

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FINANCIAL HIGHLIGHTS
(Unaudited and amounts in thousands, except per share amounts)

	For the Three Months Ended March 31,		For the Twelve Months Ended December 31,	
	2025	2024	2024	
Diluted EPS	\$ 0.23	\$ 0.08	\$ 0.62	
Adjusted Diluted EPS	\$ 0.23	\$ 0.25	\$ 0.81	
Normalized FFO Per Share	\$ 0.45	\$ 0.46	\$ 1.70	
AFFO Per Share	\$ 0.48	\$ 0.50	\$ 1.67	
TTM Debt Leverage	2.5x	2.7x	2.3x	
Fixed Charge Coverage Ratio	4.5x	4.1x	4.2x	

GUIDANCE SUMMARY ⁽¹⁾
(Unaudited and amounts in thousands, except per share amounts)

	Full Year 2025			Full Year 2025	
	Low-End	High-End		Low-End	High-End
Net Income	\$ 91,250	\$ 101,250	Diluted EPS	\$ 0.83	\$ 0.92
Depreciation and amortization of real estate assets	98,250	99,250			
Funds From Operations	\$ 189,500	\$ 200,500	FFO per diluted share	\$ 1.72	\$ 1.82
Maintenance capital expenditures on real estate assets	(31,000)	(29,000)			
Stock-based compensation	25,000	25,000			
Other non-cash revenue and expenses and non-cash interest	4,000	4,000			
Adjusted Funds From Operations	\$ 187,500	\$ 200,500	AFFO per diluted share	\$ 1.70	\$ 1.82
Net income	\$ 91,250	\$ 101,250			
Interest expense	73,750	72,750			
Depreciation and amortization	128,750	128,750			
Income tax expense	37,250	36,250			
EBITDA	\$ 331,000	\$ 339,000			
Capital Expenditures					
Maintenance on real estate assets	\$ 29,000	\$ 31,000			
Information technology and other assets	31,000	34,000			
Other capital investments	9,000	10,000			
Facility activations and transportation services ⁽²⁾	65,000	70,000			
Total capital expenditures	\$ 134,000	\$ 145,000			

⁽¹⁾ Consistent with our past practice, our guidance does not include the impact of any new contract awards not previously announced. However, we do expect to execute multiple new contracts during 2025 and will revise guidance throughout the year as new contracts are signed.

⁽²⁾ Although our guidance does not include any new contract awards, our guidance includes \$65.0 million to \$70.0 million of capital expenditures associated with potential facility activations, in order to prepare these facilities to quickly accept residential populations if opportunities arise, as well as to provide transportation services.

CONSOLIDATED BALANCE SHEETS
(Unaudited and amounts in thousands, except per share amounts)

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	March 31, 2025	December 31, 2024	September 30, 2024	June 30, 2024	March 31, 2024
ASSETS					
Cash and cash equivalents	\$ 74,498	\$ 107,487	\$ 107,850	\$ 60,186	\$ 111,399
Restricted cash	13,426	14,623	9,714	7,497	7,978
Accounts receivable, net of credit loss reserve	282,075	288,738	264,843	273,670	274,311
Prepaid expenses and other current assets	43,453	38,970	33,713	39,446	32,612
Assets held for sale	-	-	-	2,211	-
Total current assets	<u>413,452</u>	<u>449,818</u>	<u>416,120</u>	<u>383,010</u>	<u>426,300</u>
Real estate and related assets:					
Property and equipment, net	2,057,518	2,060,024	2,066,702	2,083,178	2,095,606
Other real estate assets	189,837	193,105	194,972	196,059	199,248
Goodwill	4,844	4,844	4,844	4,844	4,844
Other assets	<u>336,795</u>	<u>224,100</u>	<u>231,304</u>	<u>236,120</u>	<u>301,360</u>
Total assets	<u>\$ 3,002,446</u>	<u>\$ 2,931,891</u>	<u>\$ 2,913,942</u>	<u>\$ 2,903,211</u>	<u>\$ 3,027,358</u>
LIABILITIES AND STOCKHOLDERS' EQUITY					
Accounts payable and accrued expenses	\$ 253,656	\$ 273,724	\$ 262,750	\$ 254,634	\$ 254,066
Current portion of long-term debt, net	<u>12,977</u>	<u>12,073</u>	<u>11,952</u>	<u>11,832</u>	<u>110,487</u>
Total current liabilities	266,633	285,797	274,702	266,466	364,553
Long-term debt, net	969,885	973,073	979,811	1,007,148	984,085
Deferred revenue	11,648	12,399	13,149	13,899	17,761
Non-current deferred tax liabilities	94,608	89,207	90,896	88,501	91,799
Other liabilities	<u>184,426</u>	<u>78,064</u>	<u>79,164</u>	<u>79,676</u>	<u>125,237</u>
Total liabilities	<u>1,527,200</u>	<u>1,438,540</u>	<u>1,437,722</u>	<u>1,455,690</u>	<u>1,583,435</u>
Commitments and contingencies					
Common stock - \$0.01 par value	1,093	1,099	1,103	1,103	1,116
Additional paid-in capital	1,689,019	1,732,231	1,734,371	1,726,768	1,742,111
Accumulated deficit	<u>(214,866)</u>	<u>(239,979)</u>	<u>(259,254)</u>	<u>(280,350)</u>	<u>(299,304)</u>
Total stockholders' equity	<u>1,475,246</u>	<u>1,493,351</u>	<u>1,476,220</u>	<u>1,447,521</u>	<u>1,443,923</u>
Total liabilities and equity	<u>\$ 3,002,446</u>	<u>\$ 2,931,891</u>	<u>\$ 2,913,942</u>	<u>\$ 2,903,211</u>	<u>\$ 3,027,358</u>

CONSOLIDATED STATEMENTS OF OPERATIONS

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(Unaudited and amounts in thousands, except per share amounts)

	For the Three Months Ended March 31,		For the Twelve Months Ended December 31,
	2025	2024	2024
REVENUE:			
Safety	\$ 454,184	\$ 457,746	\$ 1,816,850
Community	29,708	29,900	118,656
Properties	4,642	13,039	26,085
Other	93	1	55
Total revenue	488,627	500,686	1,961,646
EXPENSES:			
Operating:			
Safety	347,983	350,098	1,382,520
Community	23,613	24,144	96,932
Properties	3,123	3,835	13,823
Other	18	26	82
Total operating expenses	374,737	378,103	1,493,357
General and administrative	36,016	36,465	152,081
Depreciation and amortization	30,518	31,730	128,011
Asset impairments	-	-	3,108
	441,271	446,298	1,776,557
OTHER INCOME (EXPENSE):			
Interest expense, net	(15,231)	(18,613)	(67,415)
Expenses associated with debt repayments and refinancing transactions	-	(27,242)	(31,316)
Gain on sale of real estate assets, net	-	568	3,262
Other income (expense)	(35)	(58)	2,343
	32,090	9,043	91,963
INCOME BEFORE INCOME TAXES	32,090	9,043	91,963
Income tax benefit (expense)	(6,977)	500	(23,095)
NET INCOME	\$ 25,113	\$ 9,543	\$ 68,868
BASIC EARNINGS PER SHARE	\$ 0.23	\$ 0.08	\$ 0.62
DILUTED EARNINGS PER SHARE	\$ 0.23	\$ 0.08	\$ 0.62

RECONCILIATION OF BASIC TO DILUTED EARNINGS PER SHARE

(Unaudited and amounts in thousands, except per share amounts)

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	For the Three Months Ended March 31,		For the Twelve Months Ended December 31,
	2025	2024	2024
Basic:			
Net income	\$ 25,113	\$ 9,543	\$ 68,868
Diluted:			
Net income	\$ 25,113	\$ 9,543	\$ 68,868
Basic:			
Weighted average common shares outstanding-basic	109,489	112,306	110,939
Diluted:			
Weighted average common shares outstanding-basic	109,489	112,306	110,939
Effect of dilutive securities:			
Restricted stock-based awards	969	1,181	902
Weighted average shares and assumed conversions-diluted	110,458	113,487	111,841
Basic earnings per share	\$ 0.23	\$ 0.08	\$ 0.62
Diluted earnings per share	\$ 0.23	\$ 0.08	\$ 0.62

CALCULATION OF ADJUSTED DILUTED EARNINGS PER SHARE

(Unaudited and amounts in thousands, except per share amounts)

	For the Three Months Ended March 31,		For the Twelve Months Ended December 31,
	2025	2024	2024
Net income	\$ 25,113	\$ 9,543	\$ 68,868
Special items:			
Expenses associated with debt repayments and refinancing transactions	-	27,242	31,316
Gain on sale of real estate assets, net	-	(568)	(3,262)
Asset impairments	-	-	3,108
Income tax benefit for special items	-	(8,358)	(9,781)
Adjusted net income	<u>\$ 25,113</u>	<u>\$ 27,859</u>	<u>\$ 90,249</u>
Weighted average common shares outstanding - basic	109,489	112,306	110,939
Effect of dilutive securities:			
Restricted stock-based awards	969	1,181	902
Weighted average shares and assumed conversions - diluted	<u>110,458</u>	<u>113,487</u>	<u>111,841</u>
Adjusted Earnings Per Basic Share	<u>\$ 0.23</u>	<u>\$ 0.25</u>	<u>\$ 0.81</u>
Adjusted Earnings Per Diluted Share	<u>\$ 0.23</u>	<u>\$ 0.25</u>	<u>\$ 0.81</u>

FUNDS FROM OPERATIONS
(Unaudited and amounts in thousands, except per share amounts)

	For the Three Months Ended March 31,		2024
	2025	2024	2024
FUNDS FROM OPERATIONS:			
Net income	\$ 25,113	\$ 9,543	\$ 68,868
Depreciation and amortization of real estate assets	24,598	24,784	99,865
Impairment of real estate assets	-	-	2,418
Gain on sale of real estate assets, net	-	(568)	(3,262)
Income tax expense for special items	-	178	242
Funds From Operations	\$ 49,711	\$ 33,937	\$ 168,131
Expenses associated with debt repayments and refinancing transactions	-	27,242	31,316
Other asset impairments	-	-	690
Income tax benefit for special items	-	(8,536)	(10,023)
Normalized Funds From Operations	\$ 49,711	\$ 52,643	\$ 190,114
Maintenance capital expenditures on real estate assets	(4,636)	(4,152)	(34,629)
Stock-based compensation	6,537	6,081	25,681
Amortization of debt costs	878	974	3,672
Other non-cash revenue and expenses	168	1,177	2,277
Adjusted Funds From Operations	\$ 52,658	\$ 56,723	\$ 187,115
FUNDS FROM OPERATIONS PER DILUTED SHARE	\$ 0.45	\$ 0.30	\$ 1.50
NORMALIZED FUNDS FROM OPERATIONS PER DILUTED SHARE	\$ 0.45	\$ 0.46	\$ 1.70
ADJUSTED FUNDS FROM OPERATIONS PER DILUTED SHARE	\$ 0.48	\$ 0.50	\$ 1.67

FFO and AFFO are widely accepted supplemental non-GAAP measures utilized to evaluate the performance of real estate companies following the standards established by the National Association of Real Estate Investment Trusts (NAREIT). The Company believes that FFO and AFFO are important operating measures that supplement discussion and analysis of the Company's results of operations and are used to review and assess operating performance of the Company and its properties and their management teams. NAREIT defines FFO as net income computed in accordance with generally accepted accounting principles, excluding gains (or losses) from sales of property and extraordinary items, plus depreciation and amortization of real estate and impairment of depreciable real estate and after adjustments for unconsolidated partnerships and joint ventures calculated to reflect FFO on the same basis. As a company with extensive real estate holdings, we believe FFO and FFO per share are important supplemental measures of our operating performance and believe they are frequently used by securities analysts, investors and other interested parties in the evaluation of REITs and other real estate operating companies many of which present FFO and FFO per share when reporting results. Because the historical cost accounting convention used for real estate assets requires depreciation (except on land), this accounting presentation assumes that the value of real estate assets diminishes at a level rate over time. Because of the unique structure, design and use of the Company's properties, management believes that assessing performance of the Company's properties without the impact of depreciation or amortization is useful. The Company may make adjustments to FFO from time to time for certain other income and expenses that it considers non-recurring, infrequent or unusual, even though such items may require cash settlement, because such items do not reflect a necessary or ordinary component of the ongoing operations of the Company. Normalized FFO excludes the effects of such items. The Company calculates AFFO by adding to Normalized FFO non-cash expenses such as the amortization of deferred financing costs and stock-based compensation, and by subtracting from Normalized FFO recurring real estate expenditures that are capitalized and then amortized, but which are necessary to maintain a real estate operating company's properties and its revenue stream. Some of these capital expenditures contain a discretionary element with respect to when they are incurred, while others may be more urgent. Therefore, these capital expenditures may fluctuate from quarter to quarter, depending on the nature of the expenditures required, seasonal factors such as weather, and budgetary conditions. Other companies may calculate FFO, Normalized FFO, and AFFO differently than the Company does, or adjust for other items, and therefore comparability may be limited. FFO, Normalized FFO, and AFFO and their corresponding per share measures are not measures of performance under GAAP, and should not be considered as an alternative to cash flows from operating activities, a measure of liquidity or an alternative to net income as indicators of the Company's operating performance or any other measure of performance derived in accordance with GAAP. This data should be read in conjunction with the Company's consolidated financial statements and related notes included in its filings with the Securities and Exchange Commission.

EBITDA, ADJUSTED EBITDA, AND RECONCILIATION TO AFFO
(Unaudited and amounts in thousands)

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	For the Three Months Ended March 31,		For the Twelve Months Ended December 31,
	2025	2024	2024
EBITDA CALCULATION:			
Net income	\$ 25,113	\$ 9,543	\$ 68,868
Interest expense	18,381	22,058	79,681
Depreciation and amortization	30,518	31,730	128,011
Income tax expense (benefit)	6,977	(500)	23,095
EBITDA	80,989	62,831	299,655
Expenses associated with debt repayments and refinancing transactions	-	27,242	31,316
Gain on sale of real estate assets, net	-	(568)	(3,262)
Asset impairments	-	-	3,108
ADJUSTED EBITDA	\$ 80,989	\$ 89,505	\$ 330,817
Adjusted EBITDA	\$ 80,989	\$ 89,505	\$ 330,817
EBITDA from unrestricted subsidiaries	(2,323)	(2,569)	(9,648)
RESTRICTED ADJUSTED EBITDA	\$ 78,666	\$ 86,936	\$ 321,169

EBITDA TO AFFO RECONCILIATION:			
Adjusted EBITDA	\$ 80,989	\$ 89,505	\$ 330,817
Maintenance capital expenditures on real estate assets	(4,636)	(4,152)	(34,629)
Depreciation and amortization of non-real estate assets	(5,920)	(6,946)	(28,146)
Interest expense	(18,381)	(22,058)	(79,681)
Income tax benefit (expense)	(6,977)	500	(23,095)
Income tax benefit for special items	-	(8,358)	(9,781)
Stock-based compensation	6,537	6,081	25,681
Amortization of debt costs	878	974	3,672
Other non-cash revenue and expenses	168	1,177	2,277
Adjusted Funds From Operations	\$ 52,658	\$ 56,723	\$ 187,115

SELECTED FINANCIAL INFORMATION
(Unaudited and amounts in thousands, except per share amounts)

	March 31, 2025	December 31, 2024	September 30, 2024	June 30, 2024	March 31, 2024
BALANCE SHEET:					
Property and equipment	\$ 3,987,185	\$ 3,965,532	\$ 3,954,814	\$ 3,955,779	\$ 3,942,062
Accumulated depreciation and amortization	<u>(1,929,667)</u>	<u>(1,905,508)</u>	<u>(1,888,112)</u>	<u>(1,872,601)</u>	<u>(1,846,456)</u>
Property and equipment, net	\$ 2,057,518	\$ 2,060,024	\$ 2,066,702	\$ 2,083,178	\$ 2,095,606
Assets held for sale	\$ -	\$ -	\$ -	\$ 2,211	\$ -
Total assets	\$ 3,002,446	\$ 2,931,891	\$ 2,913,942	\$ 2,903,211	\$ 3,027,358
Maintenance & technology capital expenditures for the quarter ended	\$ 11,979	\$ 22,025	\$ 15,874	\$ 17,151	\$ 8,410
Growth capital expenditures for the quarter ended	\$ 972	\$ 1,235	\$ 1,943	\$ 1,577	\$ 2,207
Facility activations and transportation services expenditures for the quarter ended	\$ 11,578	\$ -	\$ -	\$ -	\$ -
Total debt	\$ 994,429	\$ 997,380	\$ 1,004,916	\$ 1,032,837	\$ 1,109,516
Equity book value	\$ 1,475,246	\$ 1,493,351	\$ 1,476,220	\$ 1,447,521	\$ 1,443,923
LIQUIDITY:					
Cash and cash equivalents	\$ 74,498	\$ 107,487	\$ 107,850	\$ 60,186	\$ 111,399
Availability under revolving credit facility	\$ 256,404	\$ 257,020	\$ 257,020	\$ 232,020	\$ 257,020
CAPITALIZATION:					
Common shares outstanding	109,318	109,861	110,271	110,271	111,568
Common share price at end of period	\$ 20.29	\$ 21.74	\$ 12.65	\$ 12.98	\$ 15.61
Market value of common equity at end of period	<u>\$ 2,218,062</u>	<u>\$ 2,388,378</u>	<u>\$ 1,394,928</u>	<u>\$ 1,431,318</u>	<u>\$ 1,741,576</u>
Total equity market capitalization	<u>\$ 2,218,062</u>	<u>\$ 2,388,378</u>	<u>\$ 1,394,928</u>	<u>\$ 1,431,318</u>	<u>\$ 1,741,576</u>
Total market capitalization (market value of equity plus debt)	<u><u>\$ 3,212,491</u></u>	<u><u>\$ 3,385,758</u></u>	<u><u>\$ 2,399,844</u></u>	<u><u>\$ 2,464,155</u></u>	<u><u>\$ 2,851,092</u></u>
EBITDA	\$ 80,989	\$ 75,673	\$ 81,367	\$ 79,784	\$ 62,831
ADJUSTED EBITDA	\$ 80,989	\$ 74,160	\$ 83,294	\$ 83,858	\$ 89,505
NORMALIZED FUNDS FROM OPERATIONS	\$ 49,711	\$ 43,275	\$ 47,602	\$ 46,594	\$ 52,643
Normalized funds from operations per diluted share	\$ 0.45	\$ 0.39	\$ 0.43	\$ 0.42	\$ 0.46
ADJUSTED FUNDS FROM OPERATIONS	\$ 52,658	\$ 38,516	\$ 46,794	\$ 45,082	\$ 56,723
Adjusted funds from operations per diluted share	\$ 0.48	\$ 0.35	\$ 0.42	\$ 0.40	\$ 0.50

SEGMENT DATA

(Unaudited and amounts in thousands, except per share amounts)

	For the Three Months Ended March 31,		For the Twelve Months Ended
	2025	2024	December 31, 2024
NET OPERATING INCOME:			
Revenue			
Safety	\$ 454,184	\$ 457,746	\$ 1,816,850
Community	29,708	29,900	118,656
Properties	4,642	13,039	26,085
Other	93	1	55
Total revenues	<u>488,627</u>	<u>500,686</u>	<u>1,961,646</u>
Operating Expenses			
Safety	347,983	350,098	1,382,520
Community	23,613	24,144	96,932
Properties	3,123	3,835	13,823
Other	18	26	82
Total operating expenses	<u>374,737</u>	<u>378,103</u>	<u>1,493,357</u>
Net Operating Income			
Safety	106,201	107,648	434,330
Community	6,095	5,756	21,724
Properties	1,519	9,204	12,262
Other	75	(25)	(27)
Total net operating income	<u>\$ 113,890</u>	<u>\$ 122,583</u>	<u>\$ 468,289</u>
SAFETY AND COMMUNITY FACILITIES:			
Number of days per period	90	91	366
Average available beds	<u>66,776</u>	<u>69,398</u>	<u>68,200</u>
Average compensated occupancy	<u>77.0%</u>	<u>75.2%</u>	<u>75.0%</u>
Total compensated man-days	<u>4,628,594</u>	<u>4,748,008</u>	<u>18,726,546</u>
Revenue per compensated man-day	\$ 102.71	\$ 100.85	\$ 101.50
Operating expenses per compensated man-day:			
Fixed expense	57.63	56.73	57.08
Variable expense	20.84	20.21	20.08
Total	<u>78.47</u>	<u>76.94</u>	<u>77.16</u>
Operating income per compensated man-day	<u>\$ 24.24</u>	<u>\$ 23.91</u>	<u>\$ 24.34</u>
Operating margin	<u>23.6%</u>	<u>23.7%</u>	<u>24.0%</u>

SEGMENT DATA

(Unaudited and amounts in thousands, except per share amounts)

	For the Three Months Ended March 31,		For the Twelve Months Ended
	2025	2024	December 31, 2024
CORECIVIC SAFETY FACILITIES:			
Facility revenue	\$ 454,184	\$ 457,746	\$ 1,816,850
Operating expenses:			
Fixed expense	254,829	256,958	1,020,336
Variable expense	93,154	93,140	362,184
Total	347,983	350,098	1,382,520
Facility net operating income	\$ 106,201	\$ 107,648	\$ 434,330
Average available beds	62,617	64,729	63,785
Average compensated occupancy	77.7%	76.1%	75.7%
Total compensated man-days	4,378,905	4,479,790	17,674,606
Revenue per compensated man-day	\$ 103.72	\$ 102.18	\$ 102.79
Operating expenses per compensated man-day:			
Fixed	58.19	57.36	57.73
Variable	21.27	20.79	20.49
Total	79.46	78.15	78.22
Operating income per compensated man-day	\$ 24.26	\$ 24.03	\$ 24.57
Operating margin	23.4%	23.5%	23.9%
CORECIVIC COMMUNITY FACILITIES:			
Facility revenue (1)	\$ 21,229	\$ 21,068	\$ 83,823
Operating expenses: (1)			
Fixed expense	11,921	12,419	48,486
Variable expense	3,293	2,805	13,851
Total	15,214	15,224	62,337
Facility net operating income	\$ 6,015	\$ 5,844	\$ 21,486
Average available beds	4,159	4,669	4,415
Average compensated occupancy	66.7%	63.1%	65.1%
Total compensated man-days	249,689	268,218	1,051,940
Revenue per compensated man-day	\$ 85.02	\$ 78.55	\$ 79.68
Operating expenses per compensated man-day:			
Fixed expense	47.74	46.30	46.09
Variable expense	13.19	10.46	13.17
Total	60.93	56.76	59.26
Operating income per compensated man-day	\$ 24.09	\$ 21.79	\$ 20.42
Operating margin	28.3%	27.7%	25.6%

(1) Our CoreCivic Community segment includes the operating results of residential reentry centers we operate during each period, along with the operating results of our non-residential correctional alternative services. However, the facility revenue and operating expenses in this table, and the corresponding per compensated man-day amounts, of CoreCivic Community include only those related to the operation of the residential reentry centers. For the three months ended March 31, 2025 and 2024, our alternative services generated revenue of \$8.5 million and \$8.8 million, respectively, and incurred operating expenses of \$8.4 million and \$8.9 million, respectively. For the twelve months ended December 31, 2024, our alternative services generated revenue of \$34.8 million and incurred operating expenses of \$34.6 million.

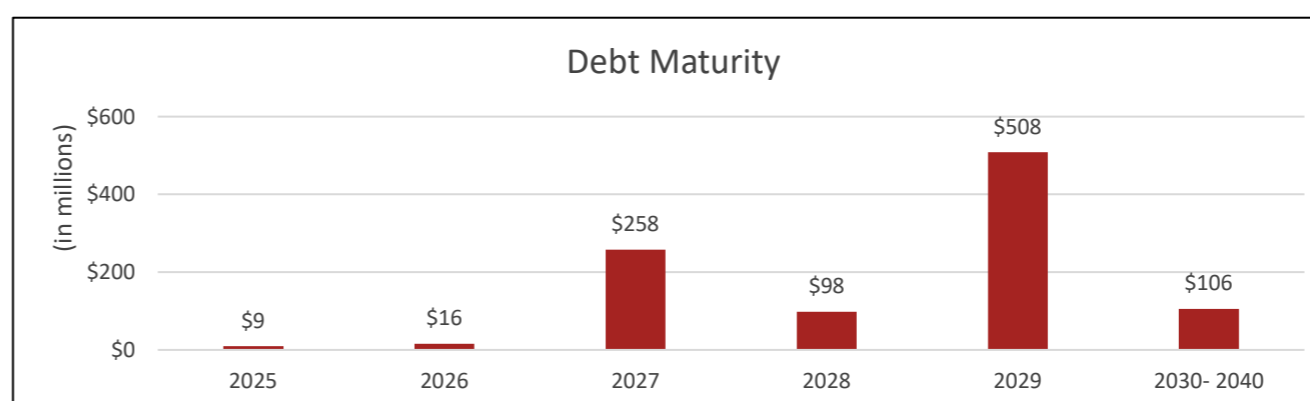
ANALYSIS OF OUTSTANDING DEBT

(Unaudited and amounts in thousands)

	Outstanding Balance 12/31/2024	Outstanding Balance 3/31/2025	Stated Interest Rate	Effective Interest Rate ¹⁾	Maturity Date	Callable/ Redeemable
Fixed Rate:						
Senior Unsecured Notes Issued 2017	\$ 238,468	\$ 238,468	4.75%	4.91%	October 2027	Prior to July 15, 2027, redeemable at a "make-whole" redemption price, plus accrued and unpaid interest; thereafter the notes are redeemable at 100% of the aggregate principal amount plus accrued and unpaid interest. During 2024 and 2023, a total of \$11.5 million of the notes were repurchased in privately negotiated transactions.
Senior Unsecured Notes Issued 2024	500,000	500,000	8.25%	8.61%	April 2029	Prior to April 15, 2026, redeemable at a "make-whole" redemption price, plus accrued and unpaid interest. Thereafter the notes are redeemable at 104.125% of the aggregate principal amount beginning on April 15, 2026, 102.063% beginning on April 15, 2027, and 100% of the aggregate principal amount beginning on April 15, 2028, plus, in such case, accrued and unpaid interest.
Non-Recourse Mortgage Note - Kansas	140,162	138,774	4.43%	4.75%	January 2040	Redeemable in all or part at any time upon written notice of not less than 30 days and not more than 60 days prior to the date fixed for such prepayment, with a "make-whole" amount, together with interest accrued to, but not including, the redemption date.
Total Fixed Rate Debt	<u>878,630</u>	<u>877,242</u>				
Floating Rate:						
Revolving Credit Facility	-	-	-	- ^{2),3)}	October 2028	
Term Loan	118,750	117,187	7.17%	7.43% ²⁾	October 2028	
Total Floating Rate Debt	<u>118,750</u>	<u>117,187</u>				
Grand Total Debt	<u>\$ 997,380</u>	<u>\$ 994,429</u>	6.93%	7.28%	5.1 ⁴⁾	

Debt Maturity Schedule at March 31, 2025:

Year	Total Debt Maturing	% of Debt Maturing	% of Debt Maturing
2025	9,122	0.92%	0.92%
2026	15,701	1.58%	2.50%
2027	257,823	25.93%	28.42%
2028	97,995	9.85%	38.28%
2029	507,985	51.08%	89.36%
Thereafter	105,803	10.64%	100.00%
	<u>\$ 994,429</u>	<u>100.00%</u>	



¹⁾ Includes amortization of debt issuance costs.

²⁾ On October 11 2023, CoreCivic entered into a Fourth Amended and Restated Credit Agreement, or the Bank Credit Facility, in an aggregate principal amount of \$400.0 million, consisting of a \$125.0 million term loan ("Term Loan") and a \$275.0 revolving credit facility. The Company also has \$18.6 million of letters of credit outstanding under a sub-facility reducing the available capacity under the revolving credit facility to \$256.4 million as of March 31, 2025. Based on our total leverage ratio, during the first quarter of 2025, loans under our Bank Credit Facility bore interest at the Secured Overnight Financing Rate, or SOFR, rate plus a margin of 2.75%.

³⁾ The stated and effective interest rate on the revolving credit facility exclude interest associated with the outstanding letters of credit and the unused fees.

⁴⁾ Represents the weighted average debt maturity in years.

SELECTED OPERATING RATIOS AND OTHER FINANCIAL DATA

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(Unaudited and amounts in thousands, except per share amounts)

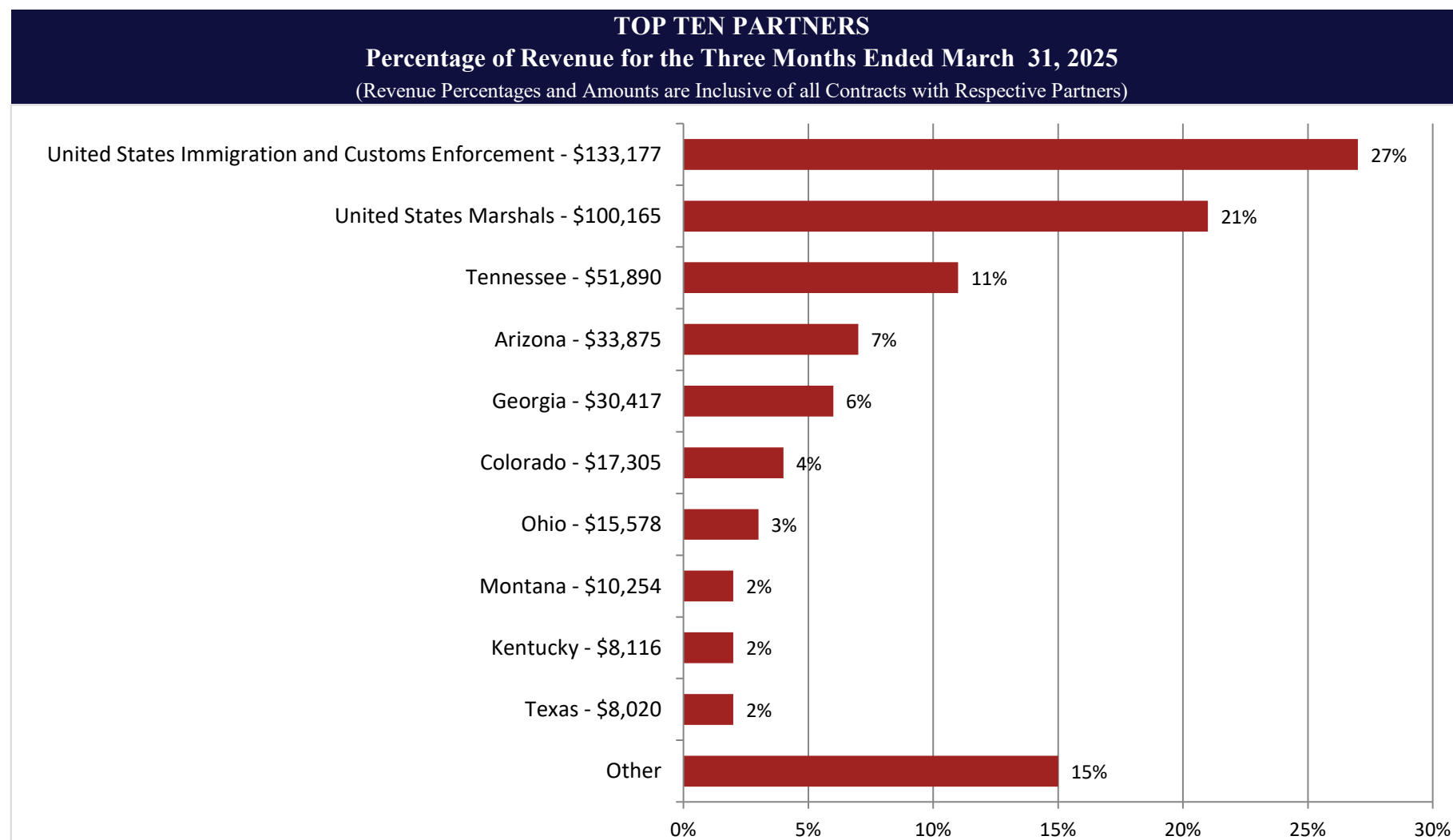
	For the Three Months Ended March 31,		For the Twelve Months Ended December 31,
	2025	2024	2024
COVERAGE RATIOS:			
Interest coverage ratio (Adjusted EBITDA/Interest incurred) (x)**	4.9x	4.5x	4.6x
Fixed charge coverage ratio (Adjusted EBITDA/(Interest incurred + Scheduled prin pmts)) (x)**	4.5x	4.1x	4.2x
Secured debt coverage ratio ((Secured debt - cash)/Annualized Adjusted EBITDA) (x)**	0.1x	(0.0)x	0.0x
Total debt coverage ratio ((Total debt - cash)/Annualized Adjusted EBITDA) (x)**	2.5x	2.5x	2.3x
Accounts receivable turnover (Annualized revenues/Accounts receivable) (x)	6.9x	7.3x	6.8x
DEBT/EQUITY RATIOS:			
Total debt (Total debt - cash)/Total market capitalization	28.6%	35.0%	26.3%
Total debt(Total debt - cash)/Equity market capitalization	41.5%	57.3%	37.3%
Total debt (Total debt - cash)/Book equity capitalization	62.4%	69.1%	59.6%
Total debt (Total debt - cash)/Gross book value of real estate assets	21.2%	23.2%	20.6%
RETURN ON INVESTMENT RATIOS:			
Annualized return on operating real estate investments (Annualized Adjusted EBITDA/Average operating real estate investments (undepreciated book value)*)	7.5%	8.3%	7.7%
Annualized return on total assets (Annualized Adjusted EBITDA/Average total assets (undepreciated book value)*)	6.4%	7.1%	6.6%
OVERHEAD RATIOS:			
Annualized general & administrative expenses (excl. non-recurring costs)/Average total assets (undepreciated book value)*	2.8%	2.9%	3.0%
General & administrative expenses (excluding non-recurring costs)/Total revenues	7.4%	7.3%	7.8%
INTEREST EXPENSE, NET:			
Interest income	\$ (3,150)	\$ (3,445)	\$ (12,266)
Interest incurred	17,503	21,084	76,009
Amortization of debt costs	878	974	3,672
Interest expense, net	<u>\$ 15,231</u>	<u>\$ 18,613</u>	<u>\$ 67,415</u>
DEPRECIATION AND AMORTIZATION:			
Depreciation and amortization expense on real estate	\$ 24,598	\$ 24,784	\$ 99,865
Other depreciation expense	5,807	6,833	27,694
Amortization of intangibles	113	113	452
Depreciation and amortization	<u>\$ 30,518</u>	<u>\$ 31,730</u>	<u>\$ 128,011</u>

*Calculated as a simple average (beginning of period plus end of period divided by 2)

**Excludes non-recourse debt and related EBITDA of CoreCivic of Kansas, LLC as it is an Unrestricted Subsidiary as defined under the Revolving Credit Facility.

PARTNER INFORMATION
(Unaudited)

CONTRACT RETENTION						
	2021	2022	2023	2024	2025	TOTAL
OWNED AND CONTROLLED:						
# of Contracts	35	21	34	37	7	134
# of Contracts Retained	33	20	34	36	7	130
Retention Rate	94.3%	95.2%	100.0%	97.3%	100.0%	97.0%



Our contract renewal rate excludes contracts that have reached a final termination date and the Company has unilaterally chosen to exit. Past contract renewal rates are not a guarantee of future results.

FACILITY PORTFOLIO

Facility Name	Year Constructed/ Acquired (A)	Primary Customer	Design Capacity (B)	Security Level	Facility Type (C)	Term	Remaining Renewal Options (D)	Compensated Occupancy % for the Quarter ended 3/31/25
CoreCivic Safety Facilities:								
Safety- Owned and Managed:								
Central Arizona Florence Correctional Complex Florence, Arizona	1994, 1998, 1999, 2004	USMS	4,128	Multi	Detention	Sep-28	-	92.57%
Eloy Detention Center Eloy, Arizona	1995, 1996	ICE	1,500	Medium	Detention	Jun-28	Indefinite	91.09%
La Palma Correctional Center Eloy, Arizona	2008	State of Arizona	3,060	Multi	Correctional	Apr-27	(1) 5 year	80.63%
Red Rock Correctional Center (E) Eloy, Arizona	2006, 2016	State of Arizona	2,024	Medium	Correctional	Jul-26	(2) 5 year	96.42%
Saguaro Correctional Facility Eloy, Arizona	2007	State of Hawaii	1,896	Multi	Correctional	Jul-25	(1) 1 year	98.96%
Leo Chesney Correctional Center (F) Live Oak, California	1989	-	240	-	-	-	-	0.00%
Otay Mesa Detention Center San Diego, California	2015, 2019	ICE	1,994	Minimum/ Medium	Detention	Dec-29	(1) 5 year	85.37%
Bent County Correctional Facility Las Animas, Colorado	1992, 1997, 2008	State of Colorado	1,420	Medium	Correctional	Jun-25	(1) 1 year	97.75%
Crowley County Correctional Facility Olney Springs, Colorado	2003, 2004	State of Colorado	1,794	Medium	Correctional	Jun-25	(1) 1 year	83.07%
Huerfano County Correctional Center Walsenburg, Colorado	1997	-	752	Medium	Correctional	-	-	0.00%
Kit Carson Correctional Center Burlington, Colorado	1998, 2008	-	1,488	Medium	Correctional	-	-	0.00%
Coffee Correctional Facility (G) Nicholls, Georgia	1998, 1999, 2010	State of Georgia	2,312	Medium	Correctional	Jun-25	(9) 1 year	108.32%
Jenkins Correctional Center (G) Millen, Georgia	2012	State of Georgia	1,124	Medium	Correctional	Jun-25	(10) 1 year	102.27%
Stewart Detention Center Lumpkin, Georgia	2004	ICE	1,752	Medium	Detention	Indefinite	-	106.63%
Wheeler Correctional Facility (G) Alamo, Georgia	1998, 1999, 2010	State of Georgia	2,312	Medium	Correctional	Jun-25	(9) 1 year	108.73%
Midwest Regional Reception Center Leavenworth, Kansas	1992, 2000, 2004, 2008	-	1,033	Multi	Detention	-	-	0.00%

FACILITY PORTFOLIO

Facility Name	Year Constructed/ Acquired (A)	Primary Customer	Design Capacity (B)	Security Level	Facility Type (C)	Term	Remaining Renewal Options (D)	Compensated Occupancy % for the Quarter ended 3/31/25
Lee Adjustment Center Beattyville, Kentucky	1998	Commonwealth of Kentucky	816	Multi	Correctional	Jun-27	(2) 2 year	103.74%
Marion Adjustment Center St. Mary, Kentucky	1998	-	826	Minimum/ Medium	Correctional	-	-	0.00%
Prairie Correctional Facility Appleton, Minnesota	1991	-	1,600	Medium	Correctional	-	-	0.00%
Adams County Correctional Center Adams County, Mississippi	2008	ICE	2,232	Medium	Detention	May-25	Indefinite	98.31%
Tallahatchie County Correctional Facility (H) Tutwiler, Mississippi	2000, 2007, 2008	USMS	2,672	Multi	Correctional	Jun-26	Indefinite	56.47%
Crossroads Correctional Center (I) Shelby, Montana	1999	State of Montana	664	Multi	Correctional	Jun-25	(2) 2 year	114.45%
Nevada Southern Detention Center Pahrump, Nevada	2010	USMS	1,072	Medium	Detention	Oct-25	(1) 5 year	74.16%
Elizabeth Detention Center Elizabeth, New Jersey	1963	ICE	300	Minimum	Detention	May-25	(1) 1 month	100.60%
Cibola County Corrections Center Milan, New Mexico	1994, 1999	USMS	1,129	Medium	Detention	Indefinite	-	65.43%
Torrance County Detention Facility Estancia, New Mexico	1990, 1997	ICE	910	Multi	Detention	Oct-25	Indefinite	62.42%
Lake Erie Correctional Institution (J) Conneaut, Ohio	2011	State of Ohio	1,798	Medium	Correctional	Jun-32	Indefinite	96.34%
Northeast Ohio Correctional Center Youngstown, Ohio	1997	USMS	2,016	Medium	Correctional	May-27	Indefinite	79.91%
Cimarron Correctional Facility Cushing, Oklahoma	1997, 2008	USMS	1,600	Multi	Detention	Sep-25	Indefinite	72.40%
Diamondback Correctional Facility Watonga, Oklahoma	1998, 2000	-	2,160	Multi	Correctional	-	-	0.00%
Trousdale Turner Correctional Center Hartsville, Tennessee	2015	State of Tennessee	2,552	Multi	Correctional	Jun-26	-	92.78%

FACILITY PORTFOLIO

Facility Name	Year Constructed/ Acquired (A)	Primary Customer	Design Capacity (B)	Security Level	Facility Type (C)	Term	Remaining Renewal Options (D)	Compensated Occupancy % for the Quarter ended 3/31/25
West Tennessee Detention Facility Mason, Tennessee	1990, 1996	-	600	Multi	Detention	-	-	0.00%
Whiteville Correctional Facility (K) Whiteville, Tennessee	1998	State of Tennessee	1,536	Medium	Correctional	Jun-26	-	97.64%
Dilley Immigration Processing Center (L) Dilley, Texas	2014	ICE	2,400	-	Residential	Mar-30	-	100.00%
Eden Detention Center Eden, Texas	1995	USMS	1,422	Medium	Detention	Indefinite	-	82.87%
Houston Processing Center Houston, Texas	1984, 2005	ICE	1,000	Medium	Detention	Aug-25	(5) 1 year	81.27%
Laredo Processing Center Laredo, Texas	1985, 1990	ICE	258	Minimum/ Medium	Detention	Sep-25	Indefinite	135.00%
T. Don Hutto Residential Center Taylor, Texas	1997	ICE	512	Medium	Detention	Jul-25	(5) 1 year	90.05%
Webb County Detention Center Laredo, Texas	1998	ICE	480	Medium	Detention	Feb-29	Indefinite	89.50%
Safety- Managed Only:								
Citrus County Detention Facility Lecanto, Florida	1992, 2007	Citrus County, FL	760	Multi	Detention	Sep-30	(2) 5 year	87.66%
Lake City Correctional Facility Lake City, Florida	1997, 2005	State of Florida	893	Medium	Correctional	Jun-26	Indefinite	96.58%
Hardeman County Correctional Facility Whiteville, Tennessee	1997	State of Tennessee	2,016	Medium	Correctional	Jun-29	-	95.17%
South Central Correctional Center Clifton, Tennessee	1992, 1994, 1995, 2005	State of Tennessee	1,676	Medium	Correctional	Jun-25	-	89.98%
Total design capacity for CoreCivic Safety Facilities (43 Facilities)			<u>64,729</u>					<u>77.7%</u>

FACILITY PORTFOLIO

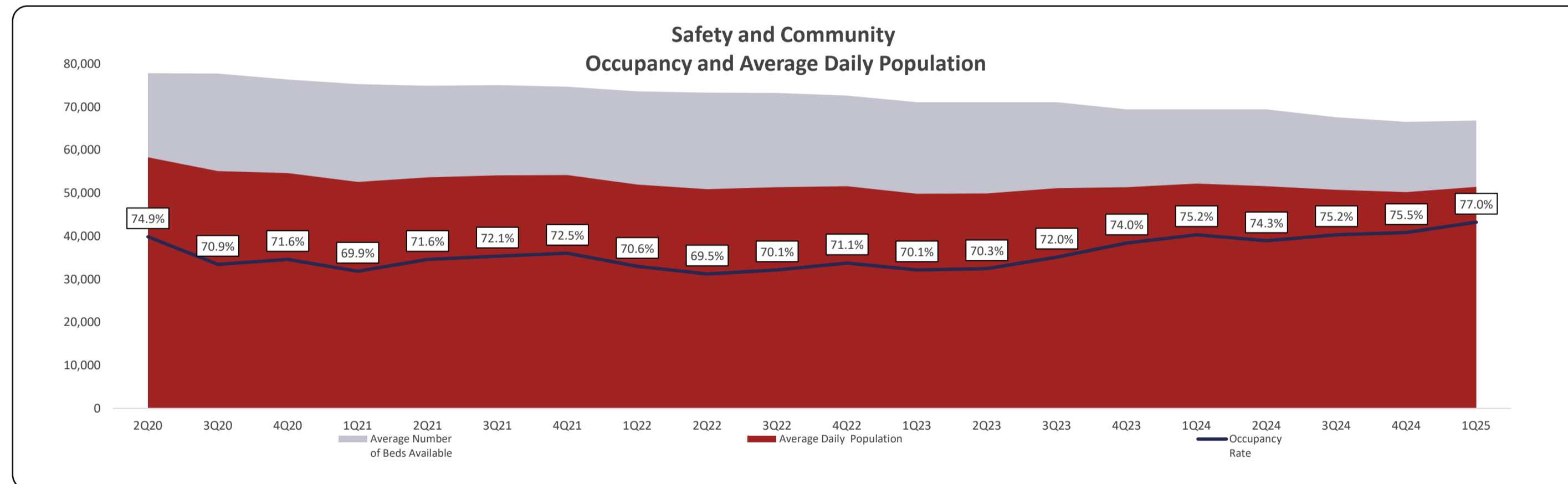
Facility Name	Year Constructed/ Acquired (A)	Primary Customer	Design Capacity (B)	Security Level	Facility Type (C)	Term	Remaining Renewal Options (D)	Compensated Occupancy % for the Quarter ended 3/31/25
CoreCivic Community Facilities:								
CAI Boston Avenue San Diego, California	2013	State of California	120	-	Community Corrections	Jun-33	-	96.39%
CAI Ocean View San Diego, California	2013	BOP	483	-	Community Corrections	Aug-25	(1) 1 year	66.51%
Adams Transitional Center Denver, Colorado	2017	Adams County	102	-	Community Corrections	Jun-25	Indefinite	89.46%
Arapahoe Community Treatment Center Englewood, Colorado	2017	Arapahoe County	135	-	Community Corrections	Jun-25	-	52.95%
Centennial Community Transition Center Englewood, Colorado	2016	Arapahoe County	107	-	Community Corrections	Jun-25	-	73.74%
Columbine Facility Denver, Colorado	2016	-	60	-	Community Corrections	-	-	0.00%
Commerce Transitional Center Commerce City, Colorado	2017	Adams County	136	-	Community Corrections	Jun-25	Indefinite	68.48%
Longmont Community Treatment Center Longmont, Colorado	2016	Boulder County	69	-	Community Corrections	Dec-25	-	88.60%
South Raleigh Reentry Center Raleigh, North Carolina	2019	BOP	60	-	Community Corrections	Sep-25	(2) 1 year	100.24%
Oklahoma Reentry Opportunity Center Oklahoma City, Oklahoma	2015	BOP	494	-	Community Corrections	Jan-26	-	17.35%

FACILITY PORTFOLIO

Facility Name	Year Constructed/ Acquired (A)	Primary Customer	Design Capacity (B)	Security Level	Facility Type (C)	Term	Remaining Renewal Options (D)	Compensated Occupancy % for the Quarter ended 3/31/25
Turley Residential Center Tulsa, Oklahoma	2015	BOP	289	-	Community Corrections	Jan-26	-	23.58%
Austin Residential Reentry Center Del Valle, Texas	2015	BOP	116	-	Community Corrections	Feb-26	(4) 1 year	82.91%
Austin Transitional Center Del Valle, Texas	2015	State of Texas	460	-	Community Corrections	Aug-25	(3) 1 year	83.89%
Corpus Christi Transitional Center Corpus Christi, Texas	2015	State of Texas	160	-	Community Corrections	Aug-25	(1) 2 year	84.54%
Dallas Transitional Center Hutchins, Texas	2015	State of Texas	300	-	Community Corrections	Aug-25	(3) 1 year	89.21%
El Paso Multi-Use Facility El Paso, Texas	2015	State of Texas	360	-	Community Corrections	Aug-25	(3) 1 year	78.34%
El Paso Transitional Center El Paso, Texas	2015	State of Texas	224	-	Community Corrections	Aug-25	(3) 1 year	86.83%
Fort Worth Transitional Center Fort Worth, Texas	2015	State of Texas	248	-	Community Corrections	Aug-25	(3) 1 year	79.91%
Ghent Residential Reentry Center Norfolk, Virginia	2019	BOP	36		Community Corrections	Aug-25	(2) 1 year	1.42%
James River Residential Reentry Center Newport News, Virginia	2019	BOP	84		Community Corrections	Aug-25	(2) 1 year	123.88%

FACILITY PORTFOLIO

Facility Name	Year Constructed/ Acquired (A)	Primary Customer	Design Capacity (B)	Security Level	Facility Type (C)	Term	Remaining Renewal Options (D)	Compensated Occupancy % for the Quarter ended 3/31/25
Cheyenne Transitional Center Cheyenne, Wyoming	2015	State of Wyoming	116	-	Community Corrections	Jun-26	(2) 2 year	54.55%
Total design capacity for CoreCivic Community (21 Facilities)			4,159					66.7%
Total Design Capacity for all Facilities as of March 31, 2025			68,888					77.0%
Less Idle Facilities (9 Facilities)			(8,759)					0.0%
Total Facilities, Excluding Idle Facilities			60,129					88.6%



FACILITY PORTFOLIO

Property Name	Year Constructed/ Acquired (A)	Primary Customer	Design Capacity (B)	Square Footage	Property Type (C)	Tenant Lease Expiration	Remaining Renewal Options (D)
CoreCivic Properties:							
California City Immigration Processing Center California City, California	1999	-	2,560	522,000	Correctional	-	-
Lansing Correctional Facility Lansing, Kansas	2020	State of Kansas	2,432	401,000	Correctional	Jan-40	NA
Southeast Correctional Complex (M) Wheelwright, Kentucky	1998	Commonwealth of Kentucky	656	127,000	Correctional	Jun-30	(5) 2 year
Northwest New Mexico Correctional Center Grants, New Mexico	1989, 2000	State of New Mexico	596	188,000	Correctional	Oct-27	(5) 3 year
Allen Gamble Correctional Center Holdenville, Oklahoma	1996, 2008	State of Oklahoma	1,670	289,000	Correctional	Jun-29	Indefinite
North Fork Correctional Facility Sayre, Oklahoma	1998, 2007	-	2,400	466,000	Correctional	-	-
Total Design Capacity and Square Footage of Leased Properties (6 Properties)			<u>10,314</u>	<u>1,993,000</u>			

(A) The year constructed/acquired represents the initial date of acquisition or completion of construction of the facility, as well as significant additions to the facility that occurred at a later date.

(B) Design capacity measures the number of beds, and accordingly, the number of offenders each facility is designed to accommodate. Facilities housing detainees on a short-term basis may exceed the original intended design capacity due to the lower level of services required by detainees in custody for a brief period. From time to time, we may evaluate the design capacity of our facilities based on the customers using the facilities, and the ability to reconfigure space with minimal capital outlays.

(C) We manage numerous facilities that have more than a single function (i.e., housing both long-term sentenced adult prisoners and pre-trial detainees). The primary functional categories into which facility types are identified were determined by the relative size of offender populations in a particular facility on March 31, 2025. If, for example, a 1,000-bed facility cared for 900 adult offenders with sentences in excess of one year and 100 pre-trial detainees, the primary functional category to which it would be assigned would be that of correctional facilities and not detention facilities. It should be understood that the primary functional category to which multi-user facilities are assigned may change from time to time.

(D) Remaining renewal options represents the number of renewal options, if applicable, and the remaining term of each option renewal. Our government partners can generally terminate our management contracts for non-appropriation of funds or for convenience.

(E) Pursuant to the terms of a contract awarded by the state of Arizona in September 2012, the state of Arizona has an option to purchase the Red Rock facility at any time during the term of the contract, including extension options, based on an amortization schedule starting with the fair market value and decreasing evenly to zero over the twenty year term.

(F) This facility is currently being marketed for sale or lease to a third party, but could be operated in the future after certain occupancy certificates are obtained.

(G) The facility is subject to a purchase option held by the Georgia Department of Corrections, or GDOC, which grants the GDOC the right to purchase the facility for the lesser of the facility's depreciated book value, as defined, or fair market value at any time during the term of the contract between us and the GDOC.

(H) The facility is subject to a purchase option held by the Tallahatchie County Correctional Authority which grants Tallahatchie County Correctional Authority the right to purchase the facility at any time during the contract at a price generally equal to the cost of the premises less an allowance for amortization originally over a 20 year period. The amortization period was extended through 2050 in connection with an expansion completed during the fourth quarter of 2007.

(I) The state of Montana has an option to purchase the facility generally at any time during the term of the contract with us at fair market value, as defined.

(J) The state of Ohio has the irrevocable right to repurchase the facility before we may resell the facility to a third party, or if we become insolvent or are unable to meet our obligations under the management contract with the state of Ohio, at a price generally equal to the fair market value, as defined in the Real Estate Purchase Agreement.

(K) The state of Tennessee has the option to purchase the facility in the event of our bankruptcy, or upon an operational or financial breach, as defined, at a price equal to the book value, as defined.

(L) On March 5, 2025, we announced that we had agreed under an amendment to an intergovernmental service agreement, or IGSA, to resume operations and care for up to 2,400 individuals at the facility. The IGSA provides for a fixed monthly payment in accordance with a graduated schedule during the first six months, subject to acceleration, to correlate with the activation of five neighborhoods within the facility designed to accommodate up to 480 individuals. We began receiving residents at this facility during the second quarter of 2025. Previously, after nearly ten years of operation, we received notification from ICE on June 10, 2024 of its intent to terminate funding of the IGSA for services at the facility effective August 9, 2024. We did not operate the facility from August 9, 2024 until the resumption of operations at the facility on March 5, 2025.

(M) The Commonwealth of Kentucky has an option to purchase the facility at any time during the term of the lease with us at a price equal to the fair market value of the property.

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